Windmill Crescent
East Leake, Loughborough, LE12 6NY
Offers Over £300,000

Built by Redrow Homes in 2016, this family home situated in the popular village of East Leake is presented to a high standard throughout. Four double bedrooms with an en-suite to master and a stunning fitted dining kitchen are just two of the features for this property.
The popular village of East Leake in the Rushcliffe district of Nottinghamshire offers an excellent range of local facilities and amenities including primary and upper schools, medical centre and a range of shops and pubs. The village is well known for its community spirit, is surrounded by charming countryside and affords easy access to Loughborough, Nottingham and the M1 motorway.

Did you know? Near the centre of the village is the historic St. Mary’s Church which dates back to the 11th century. The church has six bells.

Upon arrival at Windmill Crescent you will find the house standing proudly with its attractive external façade set behind a lawned foregarden and a driveway which provides parking for two vehicles and gives access to the single garage.

A pathway leads to front entrance door which open into the reception hallway, ideal for removing shoes and coats before entering the living space. To the front elevation is a generous living room with a double-glazed window, ample space for furniture and a door to the kitchen diner.

***MY FAVOURITE ROOM – SENIOR VALUER – RICHARD CLEAVER***

KITCHEN/DINING ROOM

Without doubt this is a superb room and is ideal for entertaining. The kitchen is fitted with a smart range of matching base and eye level cabinets with appliances to include oven, hob and extractor. There is space for a dining table and chairs and French doors opening onto the patio area of the garden. A double-glazed window to the rear aspect and feature tiled flooring completes the room.

The kitchen is also served well by a separate utility area which provides extra appliance space and work surfaces and gives access out to the rear and into the guest WC.

Ascend to the first floor and you will find four double bedrooms, an en-suite shower room and family bathroom. Both the en-suite and family bathroom are fitted with matching suites with modern tiled walls and flooring.

Proceed back downstairs and step outside through the French doors into an enclosed rear garden which is mainly laid to lawn with a patio seating area and additional wooden decked seating area.

In conclusion, this is a perfect family home, presented to a high standard. Book your viewing today.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk ; www.rushcliffe.gov.uk/planningandgrowth/

Our Ref: JG/06112019

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band D
Agents’ Notes
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Referral Fees
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Energy Efficiency Rating

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